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NOTICE OF A PUBLIC HEARING

The City Planning Commission will hold a public hearing in the Committee of the Whole Room, 13th floor of the Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226, on

Thursday, April 11, 2019 at 6:00 PM

to consider the request of Rockford Construction to amend Article XVII, District Map 4, of the 1984 Detroit City Code Chapter 61, Zoning, by modifying the provisions of the existing PD (Planned Development District) zoning classification for the property located at 3750 Woodward Avenue generally bounded by Alexandrine Avenue, John R. Street, Mack Avenue and Woodward Avenue to establish a mixed-use development. The request proposes to allow those uses that are generally allowed in the B5 Major Business District and also specifically proposes to establish a hotel, retail space, condominiums, student residences, multi-family units, and on-site parking.

Furthermore, the City Planning Commission is requesting to modify the provisions of the adjacent existing PD (Planned Development District) classification, at 3800 Woodward Avenue and within the defined boundaries to permit uses that are generally allowed in the B5 Major Business District within existing and new structures.

The existing zoning district is generally defined by the zoning ordinance as follows:

PD – PLANNED DEVELOPMENT DISTRICT

This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing and Industrial, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

The proposed PD modifications are being considered by the City Planning Commission in accordance with the provisions of Article XI, Division 1. of the Detroit Zoning Ordinance, Sec. 61-11-12.

You may present your views on this proposal by attending this discussion, by authorizing others to represent you, or by writing to this office prior to the discussion, 2 Woodward Avenue, room

208, Detroit, Michigan 48226 (FAX: 313-224-4336). Because some that are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they may also express their opinions if they desire.

Interpreters for hearing-impaired residents may be present, *if requested at least 48 business hours in advance*. To make a request, contact the Department of Civil Rights, Inclusion & Opportunity (CRIO) at 224-9516.



Proposed PD Modification

Dashed line = General Boundary